

**MINUTES
BOARD OF ZONING APPEALS
AUGUST 16, 2018
LAKEWOOD CITY HALL**

**PRE-REVIEW MEETING
6:00 P.M.
EAST CONFERENCE ROOM**

**REVIEW MEETING
6:30 P.M.
AUDITORIUM**

1. Roll Call

Members Present

James Amendola
Christopher Bindel, Vice Chair
Jillian Bolino
Zach Brown
Kyle Krewson, Chairman

Others Present

Michelle Nocht, BZA Secretary, P&D Program Coordinator
Jennifer Swallow, Executive Assistant Law Director
Michael Molinski, Building Commissioner, City Architect

2. Approve the minutes of the July 19, 2018 meeting

A motion was made by Mr. Krewson, seconded by Mr. Bindel to **APPROVE** the July 19, 2018 meeting minutes. All of the members voting yea, the motion passed.

3. Opening Remarks

Ms. Nocht read the opening remarks into record.

OLD BUSINESS

4. **Docket No. 07-16-18
1584 Winton Avenue**

Becky Olson, One Rum Runner, LLC, applicant and property owner requests the review and approval to not provide a minimum of one parking space in a garage for a residential property, pursuant to section 1143.05 - schedule of uses and space requirements. The property is located in an R2, Single and Two-Family district. This item was deferred from the July meeting, and the applicant has requested a deferral until the September 20, 2018 meeting. (Page 3)

It was noted the applicant requested a deferral until the next meeting.

A motion was made by Mr. Bindel, seconded by Ms. Bolino to **DEFER** the item until the meeting of September 20, 2018. All of the members voting yea, the motion passed.

NEW BUSINESS

5. **Docket No. 08- 19-18
17204 Clifton Boulevard**

Lin Geissenhainer, applicant and property owner requests the review and approval of a variance to exceed the maximum rear lot coverage by eighty square feet for the construction of a gazebo that is twelve feet in

diameter and thirteen feet, ten and one quarter inches in height, pursuant to section 1121.03(i) – permitted accessory uses. The property is located in an R1L, Single Family, Low Density district. (Page 6)

Lin Geissenhainer, applicant and property owner was present to explain the request.

Administrative staff supported the request for a variance. Public comment was closed. Mr. Amendola stated he was in support of the request. There were no further comments from the members.

A motion was made by Mr. Amendola, seconded by Mr. Bindel to **APPROVE** the *proposed size of the gazebo* as presented. Discussion ensued about the verbiage of the notice; the request was not about rear lot coverage but rather the dimensions of the gazebo. Mr. Amendola wanted it noted for record. All of the members voting yea, the motion passed.

6. **Docket No. 08-20-18, 1212 French Avenue**

Lee Petrasek, American International Construction, applicant and property owner requests the review and approval of a variance to exceed the maximum rear lot coverage of fifty-six square feet to build a twenty-four foot by twenty-four foot garage that has an area of five hundred, seventy-six square feet. The maximum allowable is twenty-five percent of rear lot coverage or five hundred, twenty square feet, pursuant to section 1121.09(a) – maximum lot area coverage. The property is located in an R1H, Single, High Density district. (Page 23)

Lee Petrasek, American International Construction, applicant and property owner was present to explain the request.

Administrative staff said it was a modest request that met the intent of the code; the administration supported the request. Public comment was closed. Mr. Amendola agreed with the staff.

A motion was made by Mr. Amendola, seconded by Mr. Krewson to **APPROVE** the request. All of the members voting yea, the motion passed.

**OLD BUSINESS
COMMUNICATION**


7. **Docket No. 07-18-18, Communication: Opening Remarks and Exhibit A**

At the July 19, 2018 meeting, the administration invited the board members to discuss the merits of updating the Opening Remarks and Exhibit A of the application. This discussion will continue for the next forthcoming months. (Page 33)

Ms. Nochtka asked the members to examine the Opening Remarks and Exhibit A for clarifying the language. Discussion commenced among the members and administrative staff. The members asked the law department to incorporate the new language into the remarks and exhibit.

ADJOURN

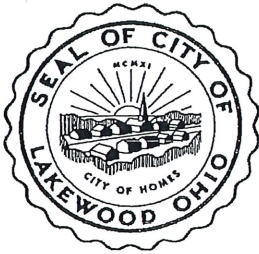
A motion was made by Mr. Amendola, seconded by Mr. Brown to **ADJOURN** the meeting at 7:08 p.m. All of the members voting yea, the motion passed.



Signature

10/18/18

Date



6
Mm

Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Lee Petrusek

[Signature]

2. Luheissenhainer

[Signature]

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

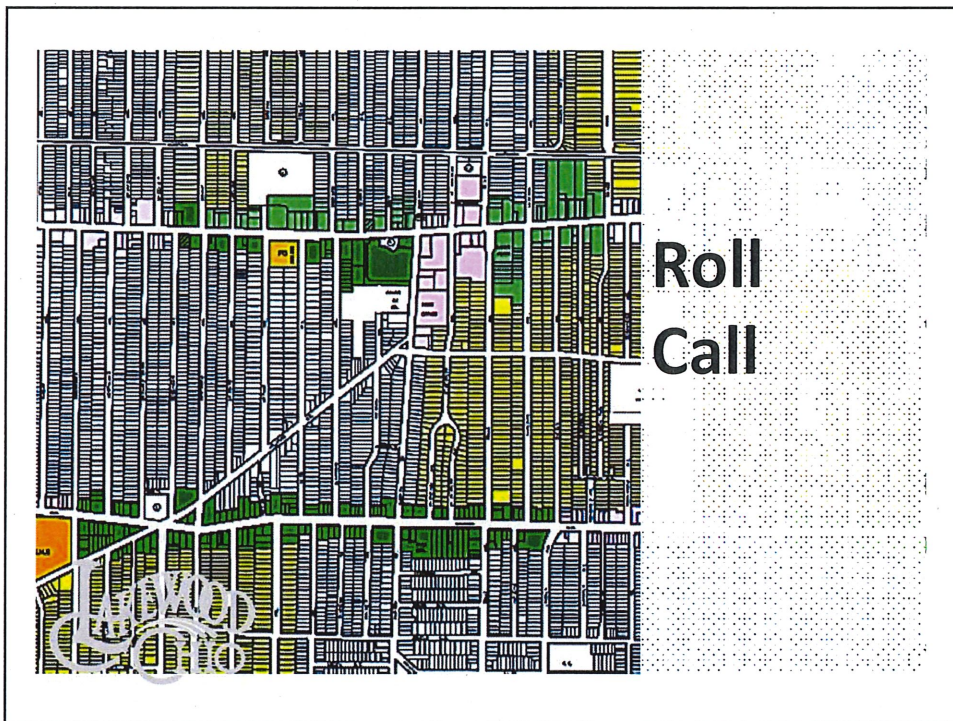
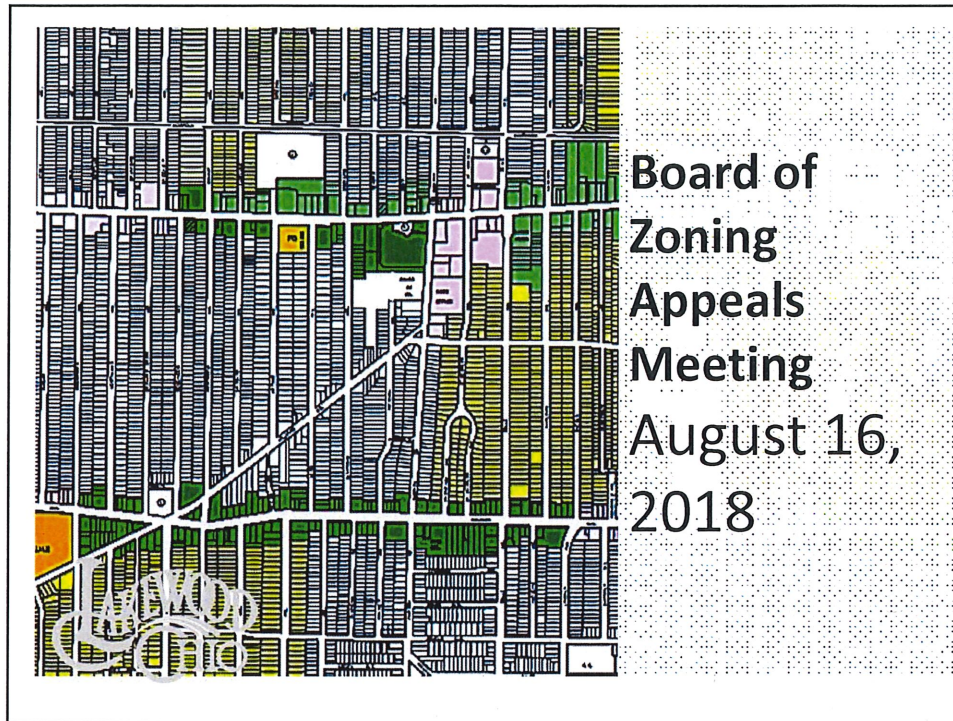
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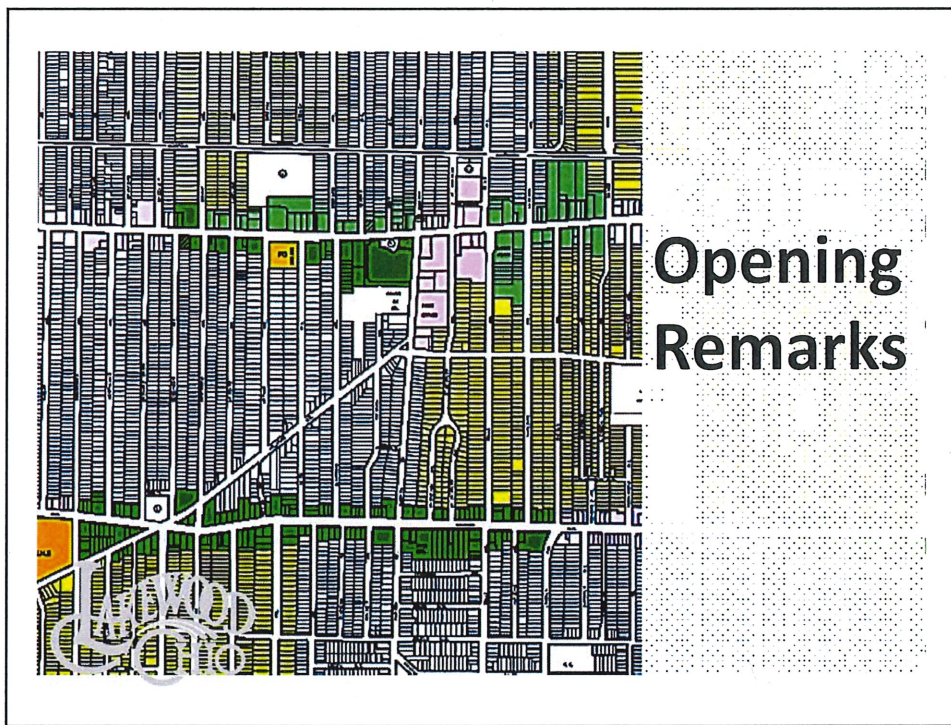
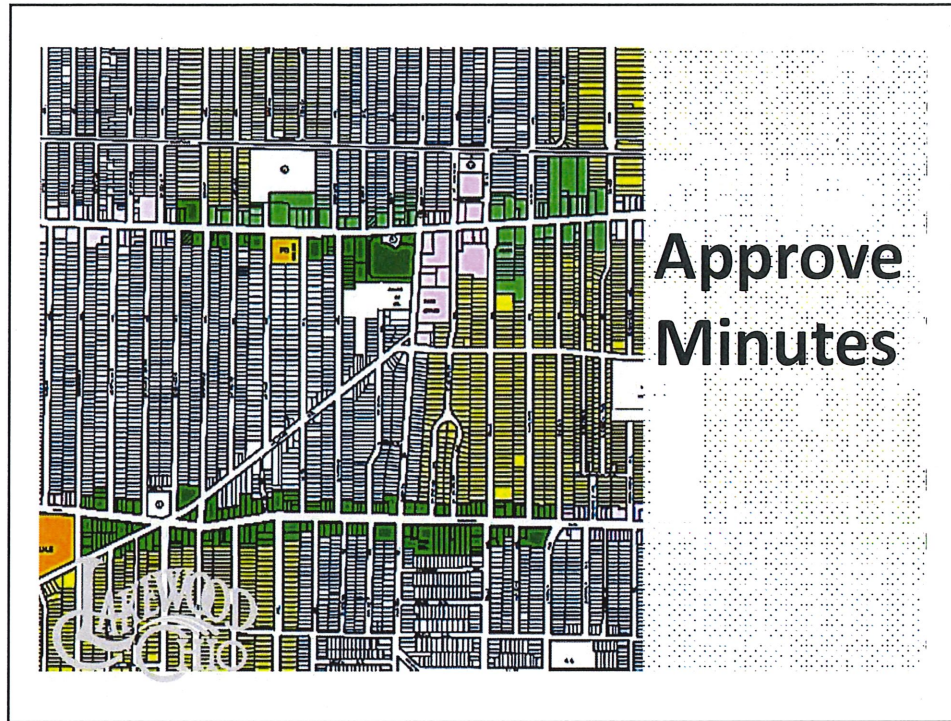
Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

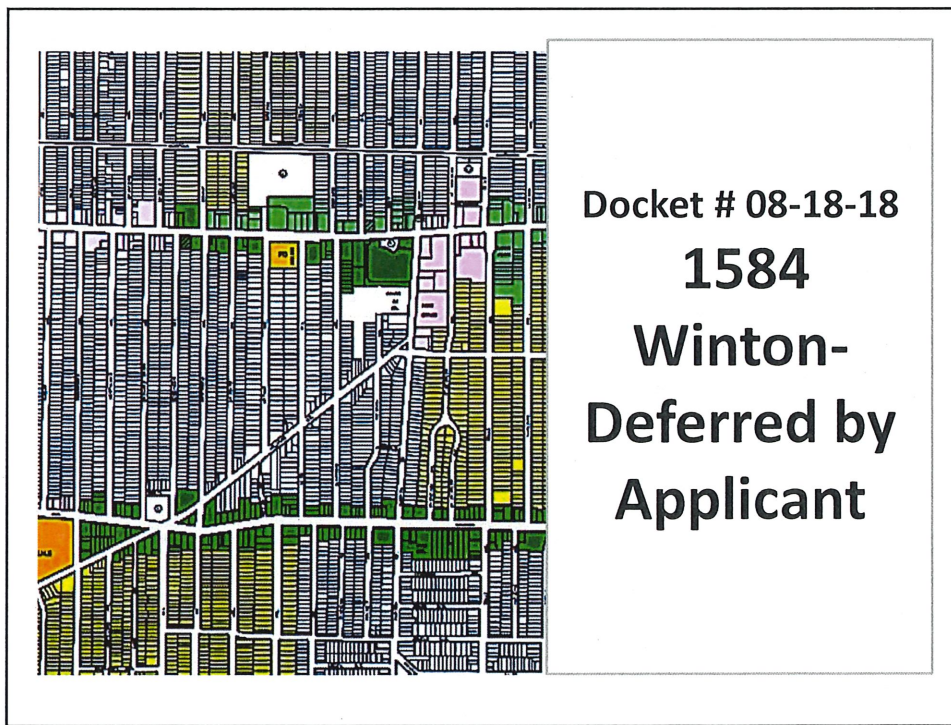
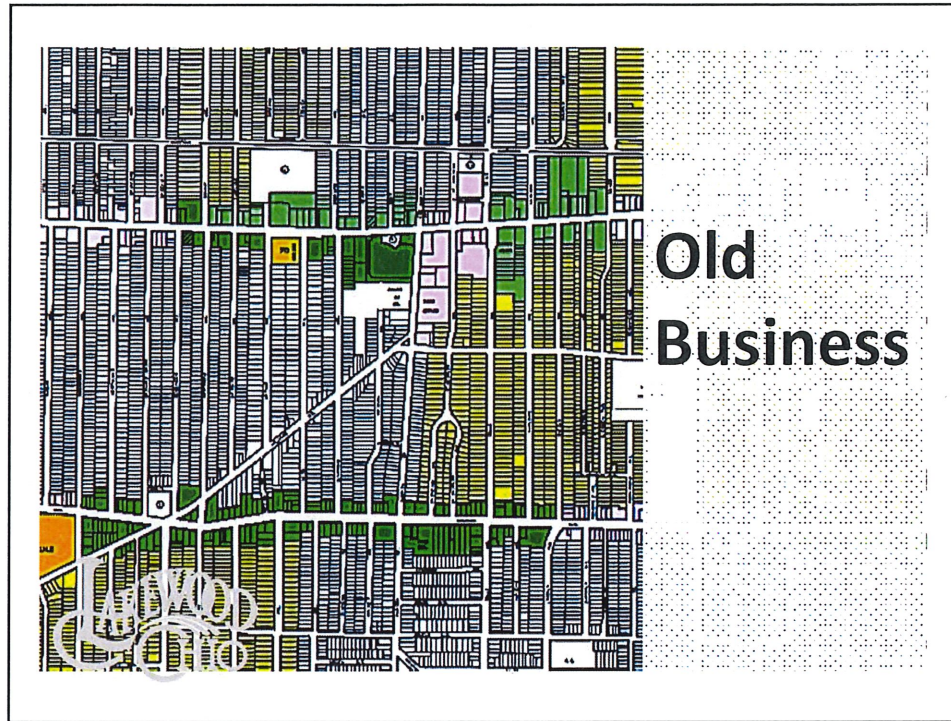
FOR CITY USE ONLY

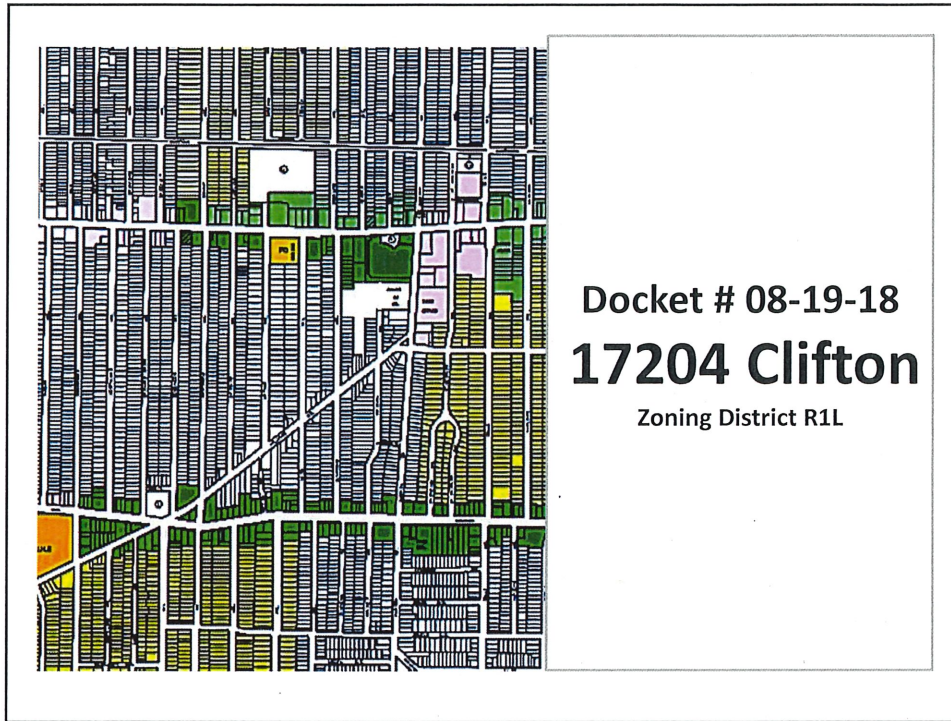
Lakewood Administrative Procedure: ☐ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☒ Zoning Appeals ☐ Other:

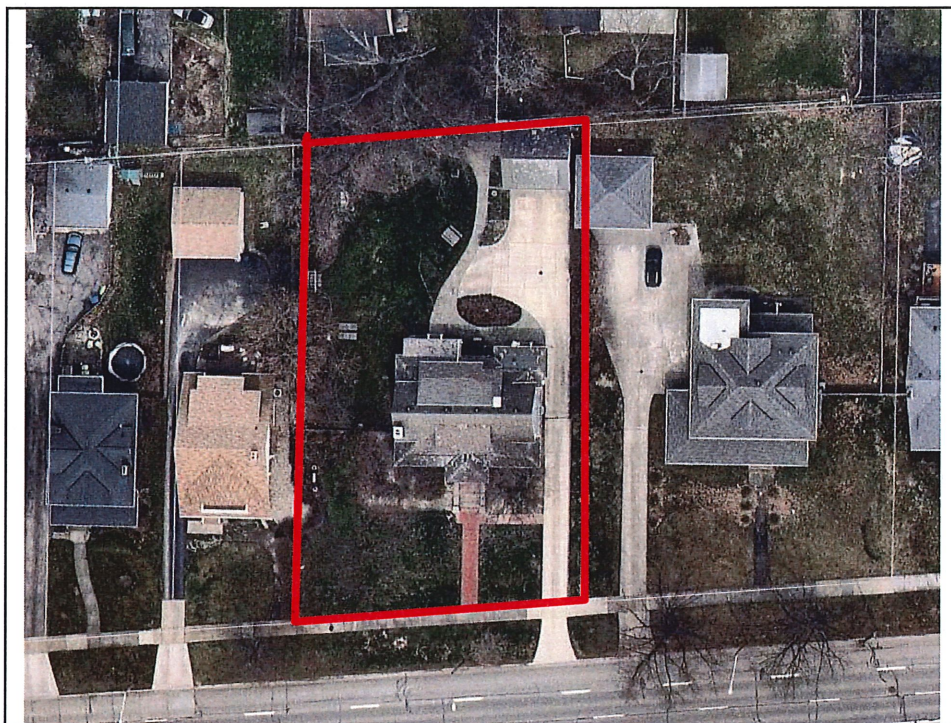
Date of Proceeding: Thursday, August 16, 2018







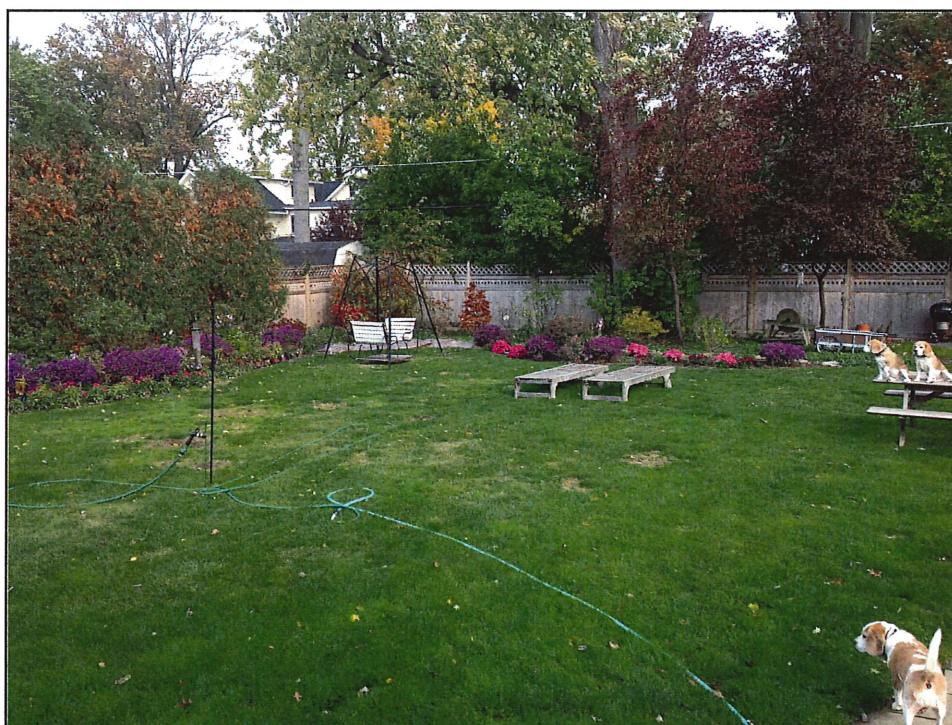








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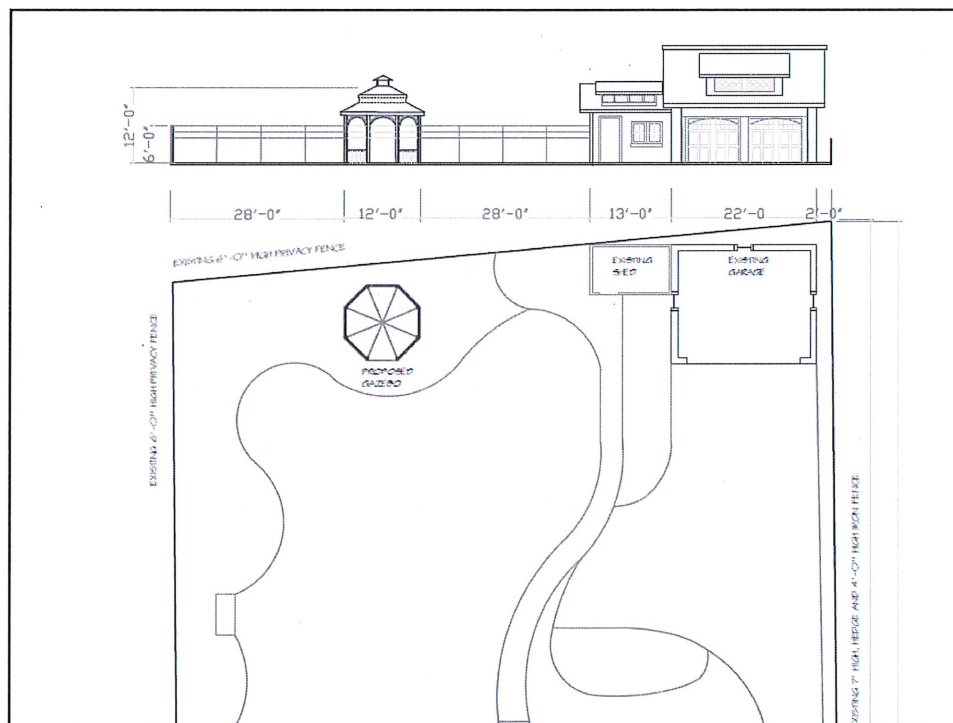
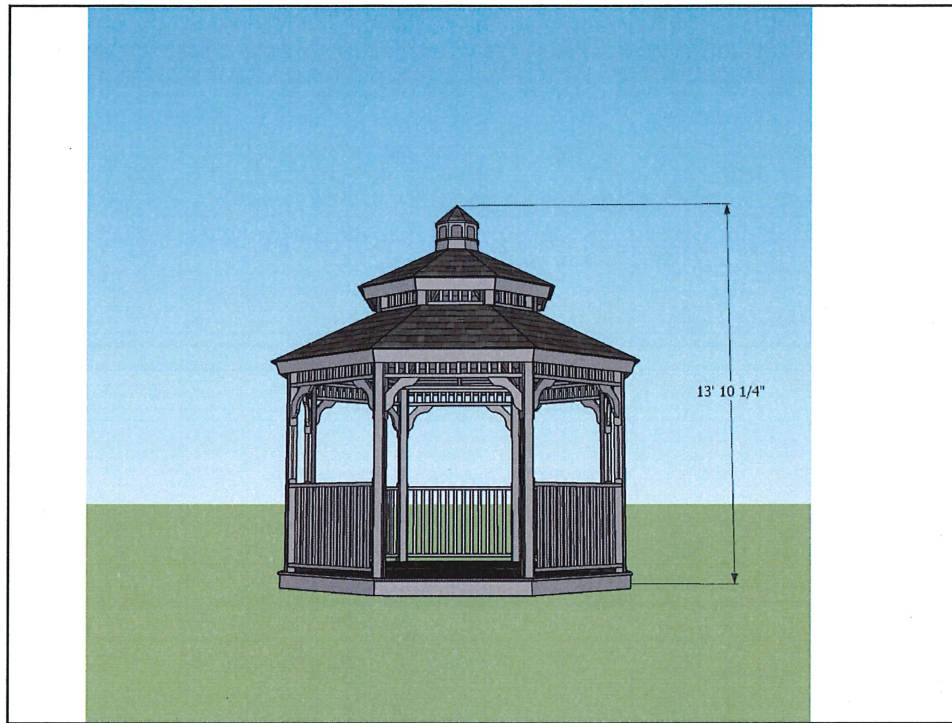


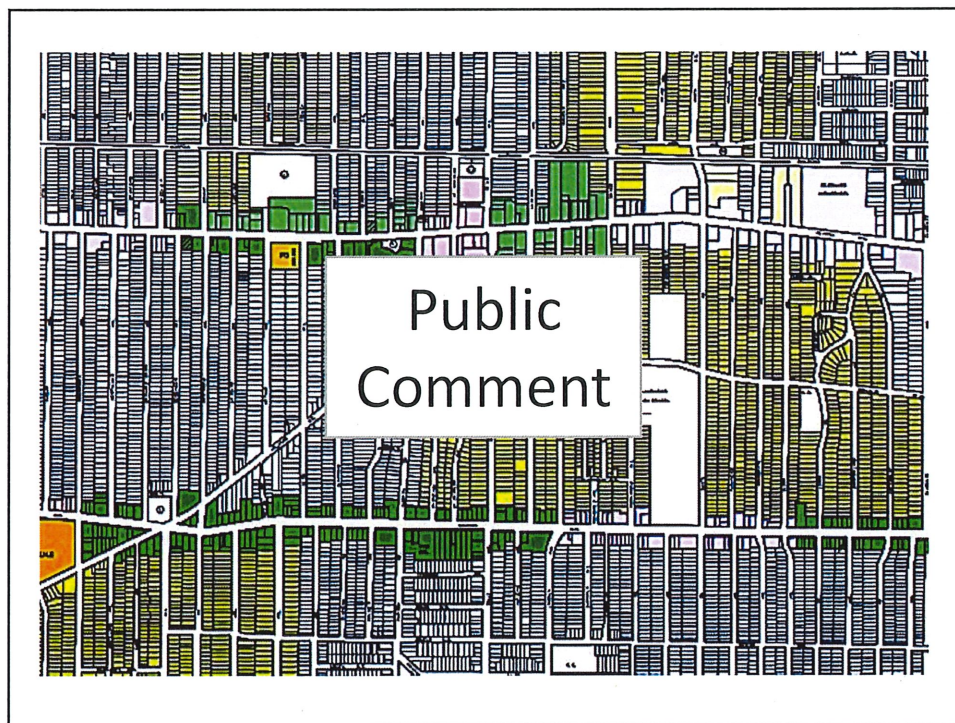
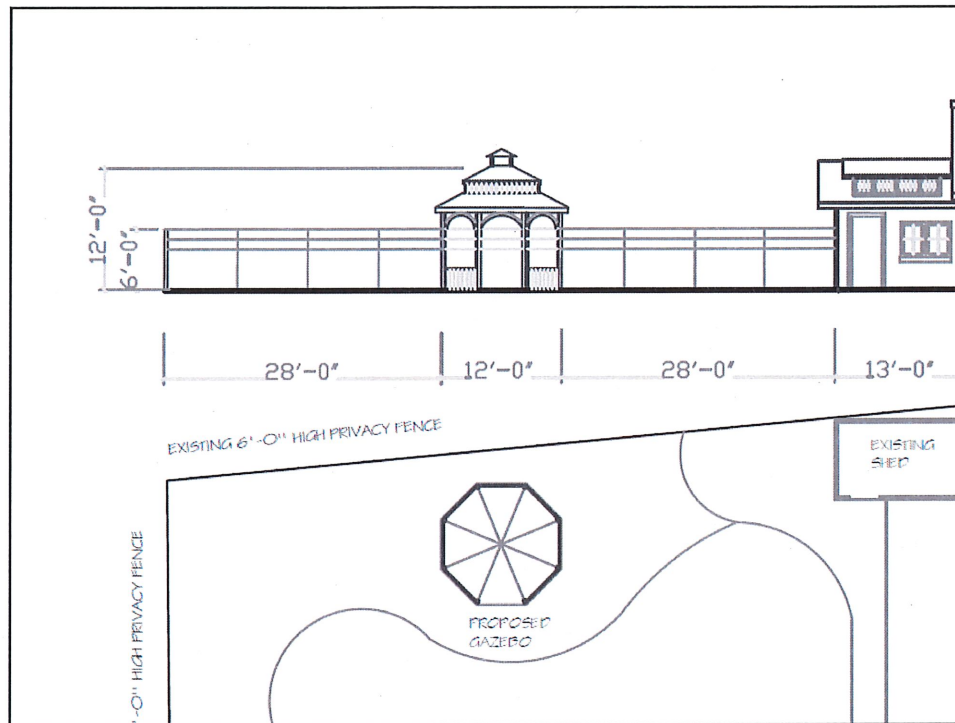


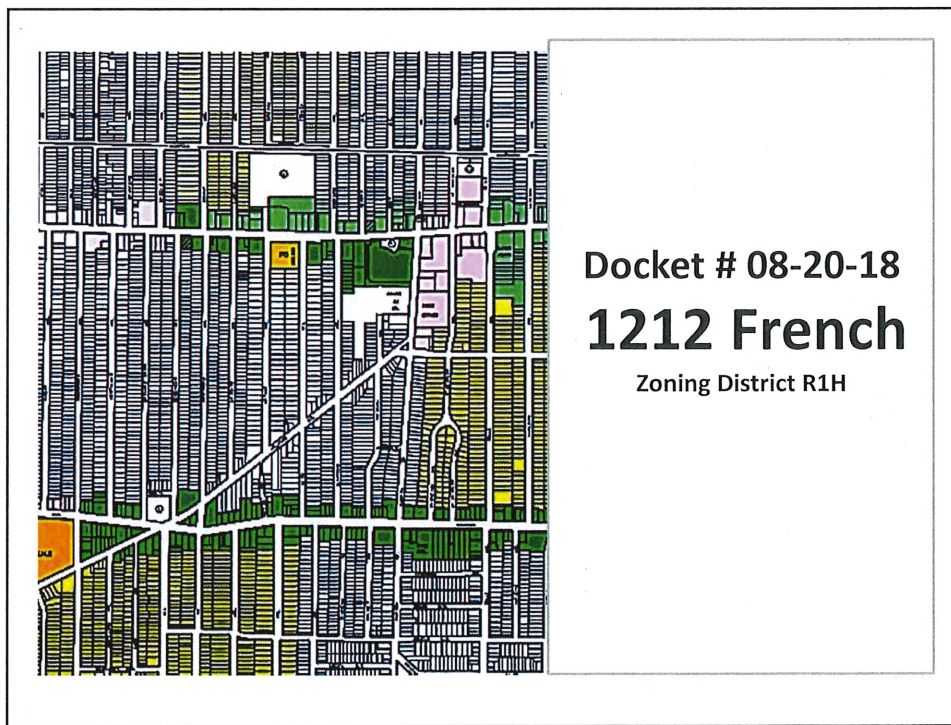
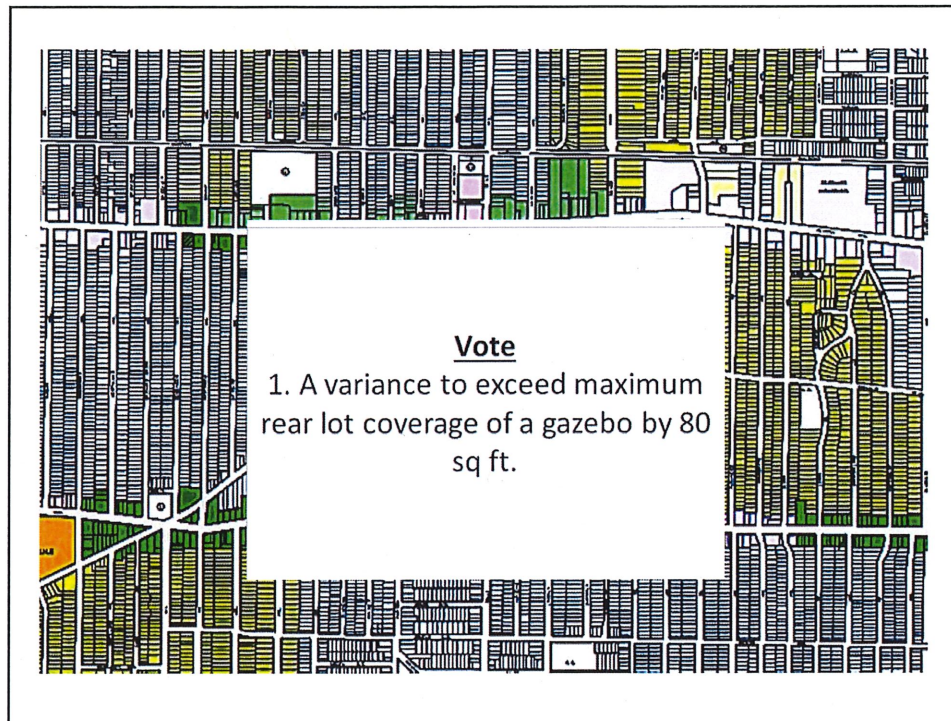


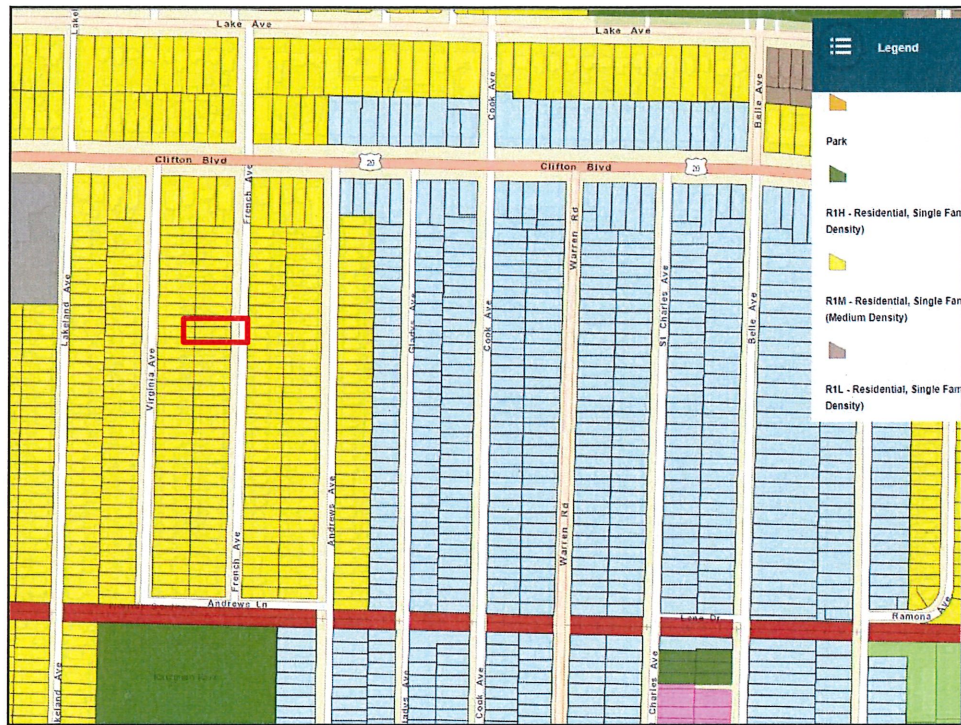


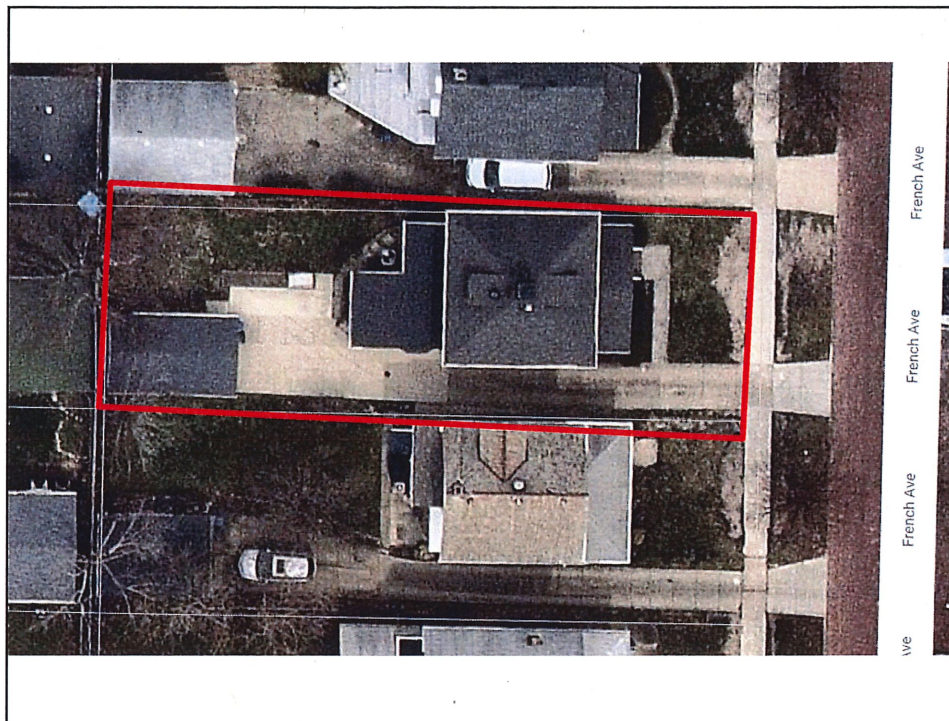


















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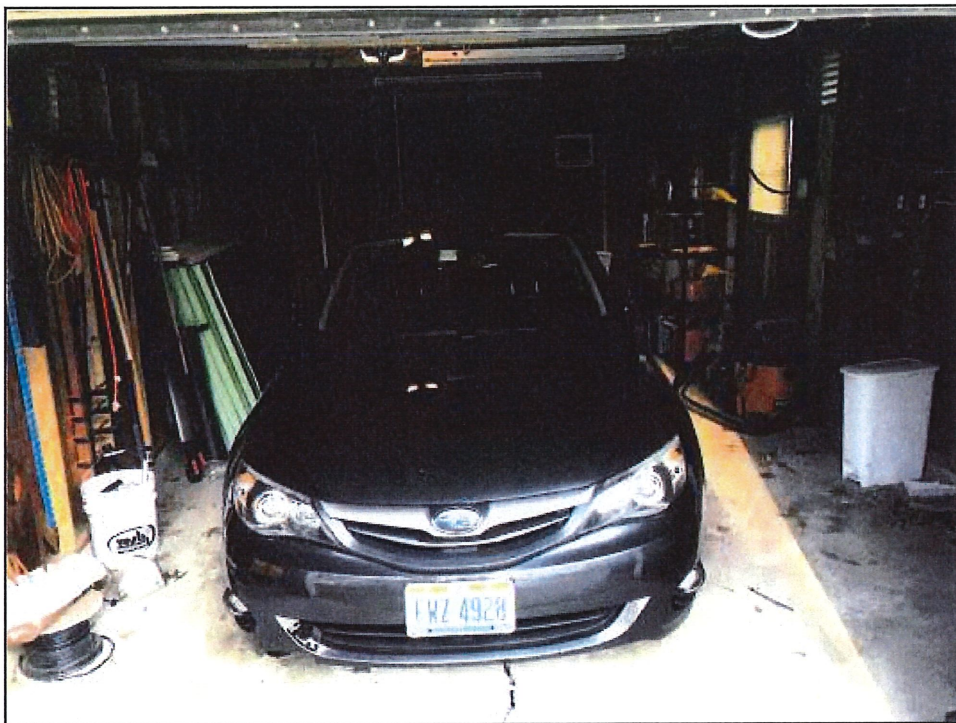


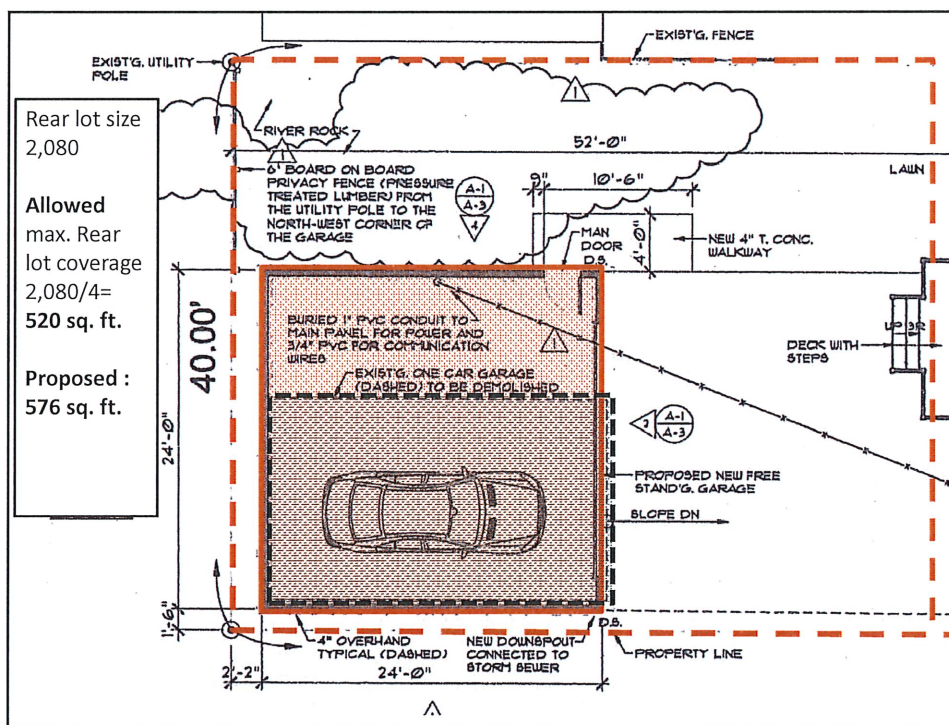
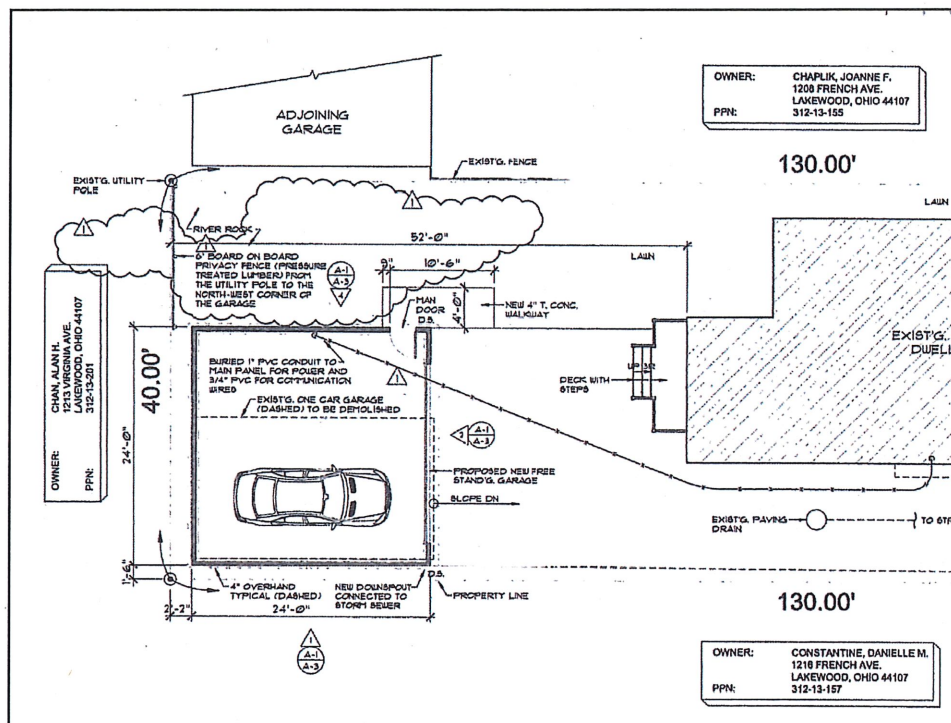
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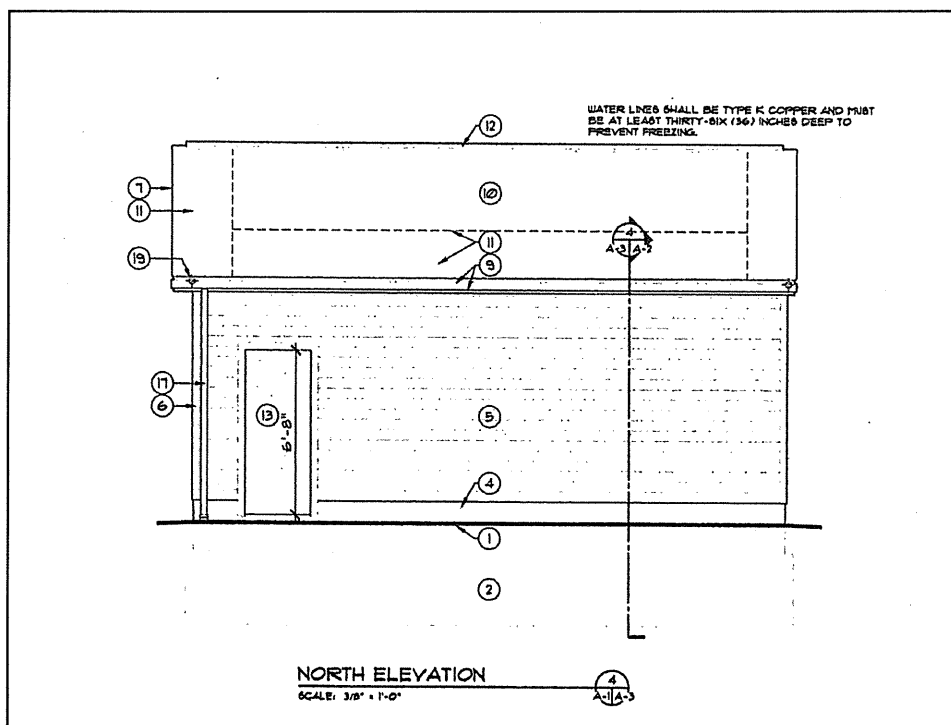
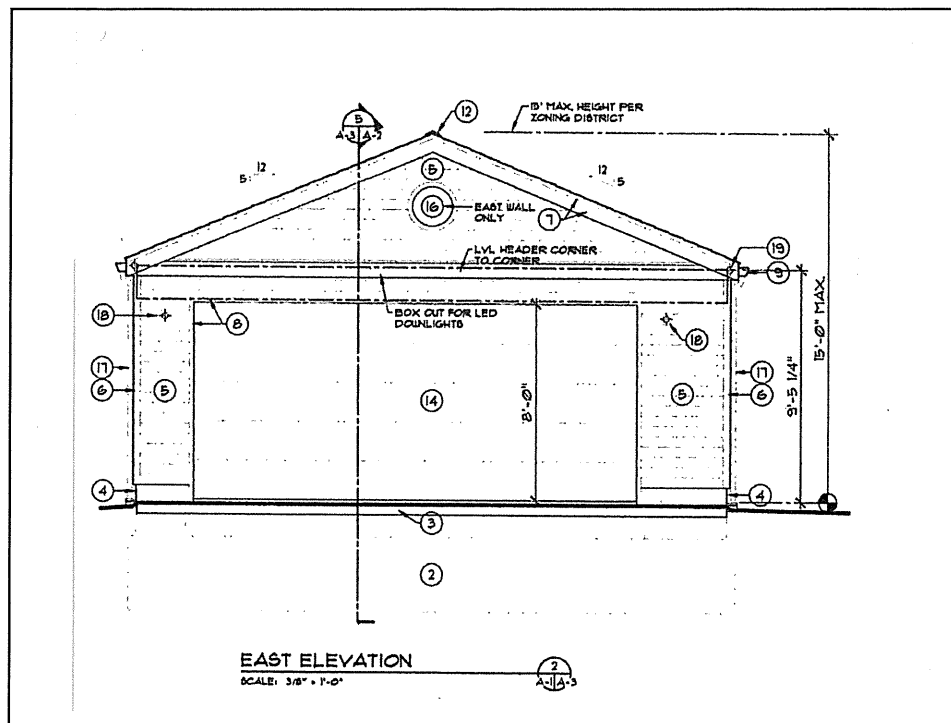


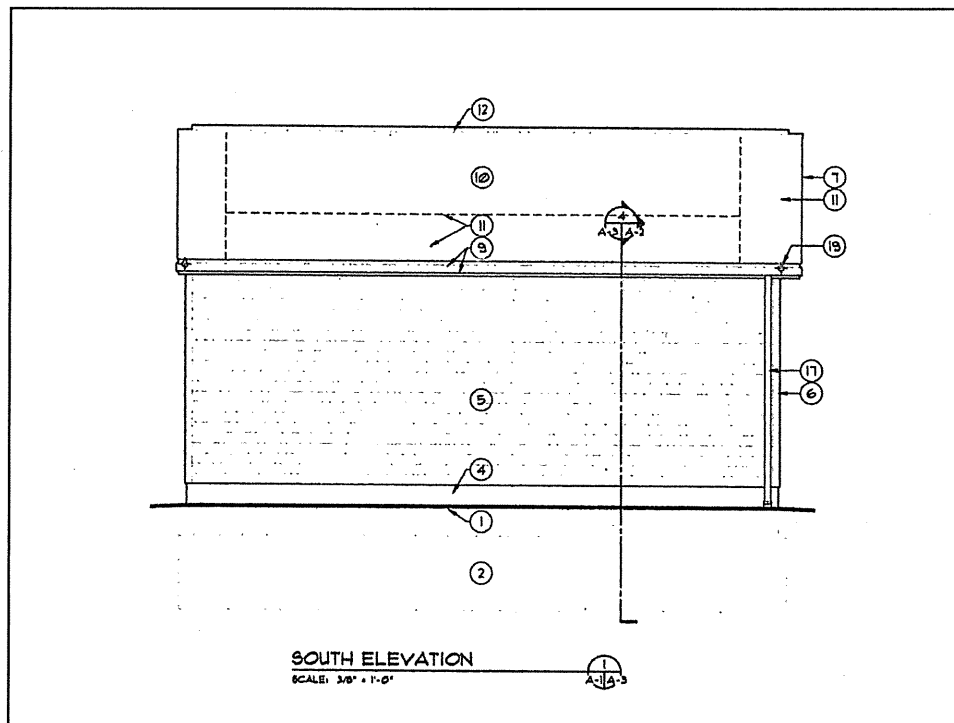
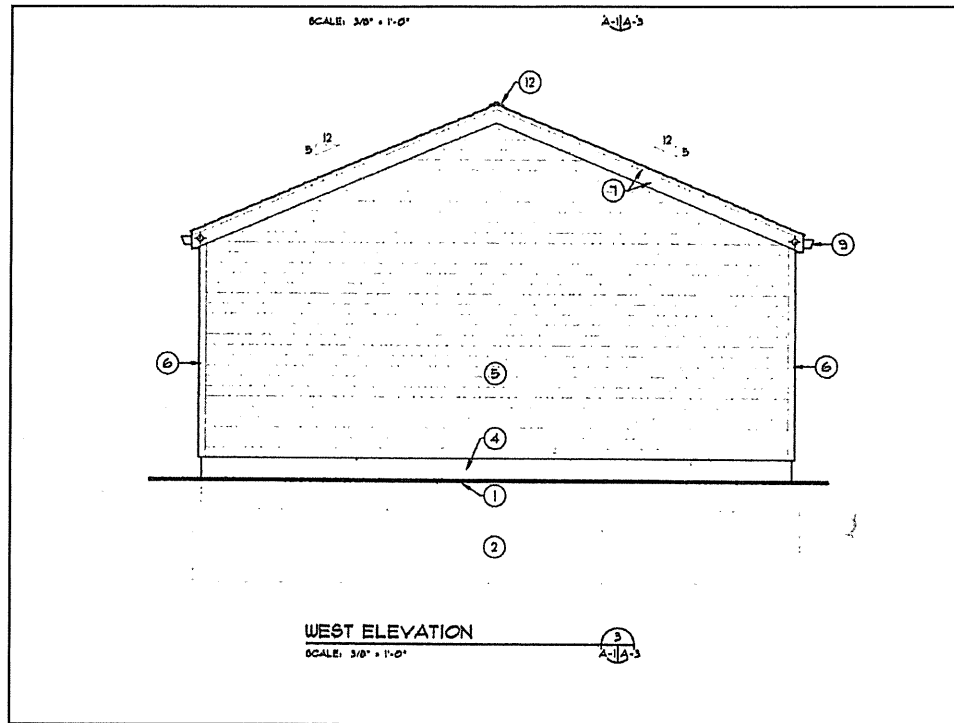


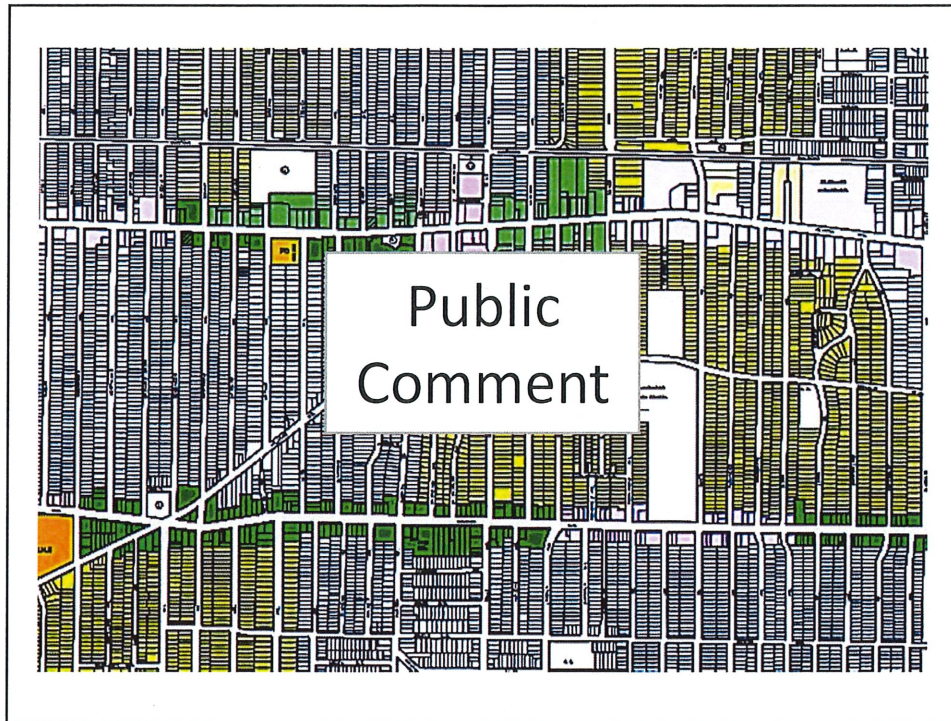
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Vote

1. A variance to exceed maximum rear lot coverage of a garage by 56 sq. ft.

